



Unit 4 Measham Lodge Business Park, Measham, DE12 7HA
224.8 sq m (2,420 sq ft)

HOWKINS &
HARRISON

Unit 4

Measham Lodge Business Park

Measham

DE12 7HA

Features

- Available from September 2025
- Electric Roller Shutter Door
- Secure Site & CCTV
- Ample Parking
- Excellent Location
- Established Business Park

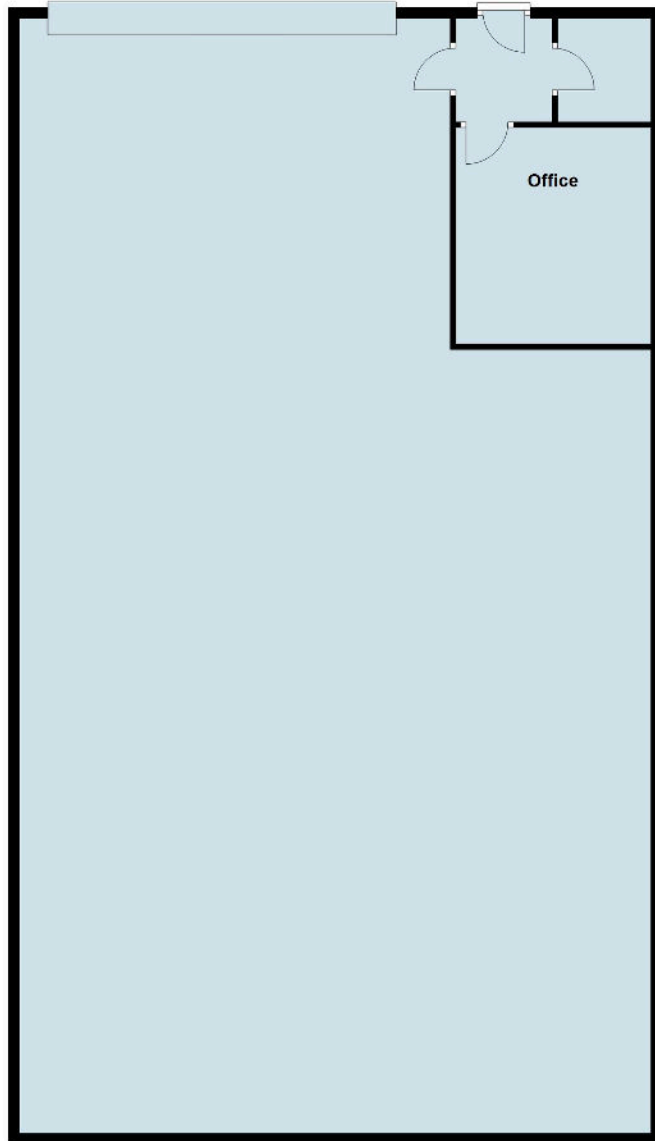
Description

The unit is a modern industrial unit offering a flexible space to suit the users needs and benefits from the inclusion of office space, a kitchenette and toilet facilities.

Measham Lodge Business Park comprises of a secure commercial site with a range of commercial units and offices located in a rural setting, situated on the edge of Measham, with excellent links to the midlands motorway network.



Floor Plan



Location

Measham Lodge Business Park is situated 2.1 miles from Junction 12 of the A42 which provides access to the wider midlands motorway network which includes the M1 and M6.

Tenure & Possession

Available on a new flexible lease, terms to be agreed.

The tenant will be responsible for the maintenance, repair and upkeep of the unit.

The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

The landlord insures the building and re-charges it to the tenant annually.

Local Authority

North West Leicestershire District Council

Services

The property benefits from 3-phase electrics. Water and sewerage are sub-metered by the landlord.

The tenant is responsible for the payment of all utilities from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP

Legal Costs

Landlords legal costs split 50/50 between landlord and tenant.

Deposit

A deposit will be required to be held for the duration of the term.

EPC

The current EPC for the property is D (83).

Business Rates

The current rateable value is £15,500.

What3Words

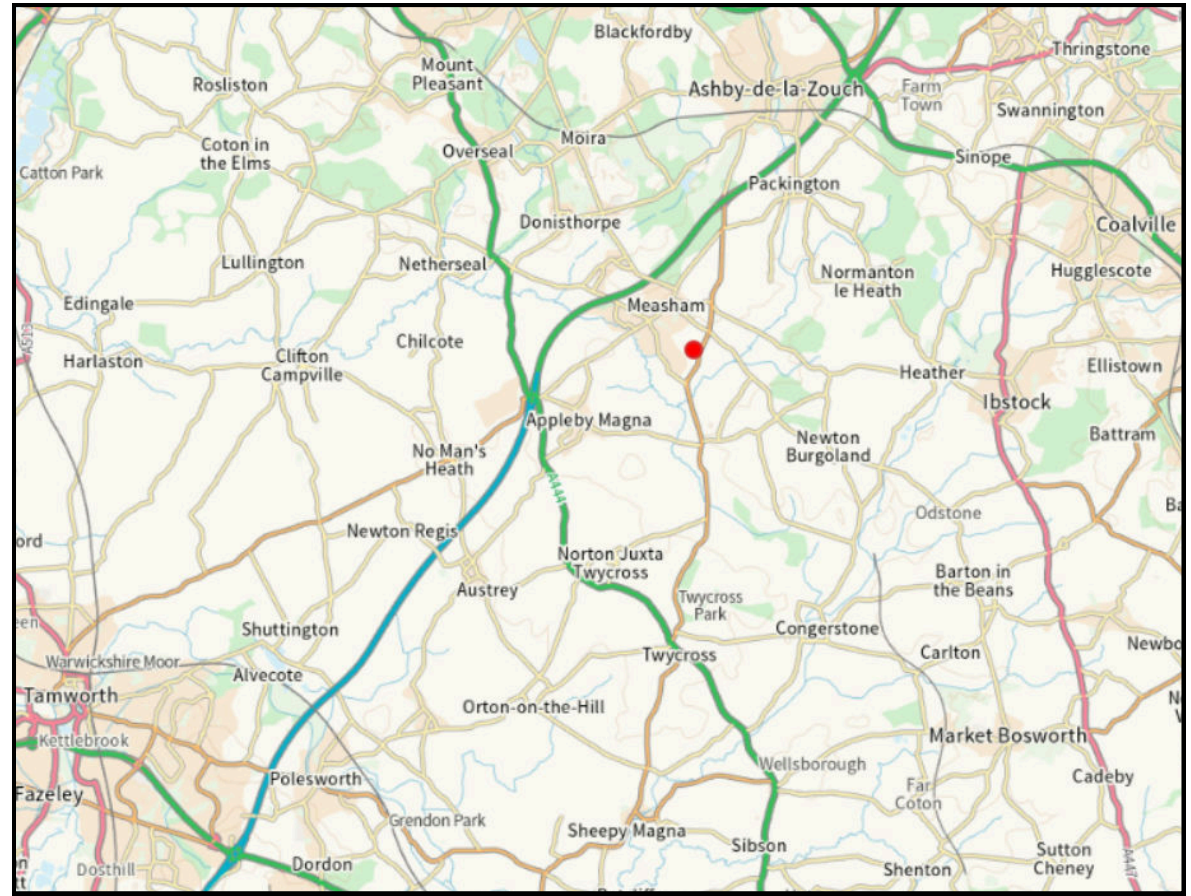
///dragons.responded.tuxedos

Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison on 01530 877977.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison, 58 Market St,
Ashby-de-la-Zouch LE65 1AN

Telephone 01530 877977 (option 3)
Email ashbyrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Instagram HowkinsLLP



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.